

NOTICE OF YORK COUNTY SCHOOL LAND LEASE SALE

Notice is hereby given that an authorized representative of the Board of Educational Lands and Funds of the State of Nebraska will offer for lease at public auction on the day and time set forth below, at the office of the County Treasurer of York County in York, Nebraska, the following educational lands within said County:

DATE: November 25, 2013

TIME: 2:00 p.m.

In the event of inclement weather and/or bad roads, the Board's Field Representative may postpone the sale until December 12, 2013, at 2:00 p.m. If this occurs, the County Treasurer and the Board's Lincoln Office will both be notified at least 90 minutes prior to the originally scheduled sale time.

<u>TRACT</u>	<u>DESCRIPTION</u>	<u>SEC.TWP.RGE</u>	<u>2014 RENTAL</u>	<u>LEASE EXPIRATION</u>
4	S2SW4 & SW4SE4 (120 acres, more or less)	36-10-02	\$13,701.30	December 31, 2019

Predominant Land Use: Cropground and grassland

This tract is located 3 miles north and 5 miles east of McCool Junction, NE.

Improvements to be sold include: 780 rods of fence, 2 stockwells, submersible pump and pressure tank. Total Value: \$2,270.00

The pumpjack, cylinder, rods, electric fence, stock tanks, corrals and steel gate are to be considered personal property and are subject to removal by the previous lessee.

7	N2NW4 & SE4NW4 (120 acres, more or less)	36-12-03	\$17,162.50	December 31, 2019
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Predominant Land Use: Cropground and grassland

This tract is located 2 miles south of Benedict, NE.

Improvements and crops to be sold include: 345 rods of fence, stockwell, well pressure system, stock dam and 30 acres of alfalfa. Total Value: \$7,010.00

The stock tanks, corrals and electric fence are to be considered personal property and are subject to removal by the previous lessee.

8	N2NW4 (80 acres, more or less)	36-10-04	\$22,585.50	December 31, 2019
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Predominant Land Use: Pivot irrigated cropground

This tract is located 1 mile north and 4 miles east of Henderson, NE.

Improvements to be sold include: Irrigation well, irrigation pump, column and motor, switches, panels and electric disconnect box, center pivot system, underground electric wire and 860' of buried waterline. Total Value: \$60,950.00

STIPULATION: The center pivot system must remain on this land through December 31, 2024, at which time the center pivot system will be considered a lessee owned personal property removable item.

The appraised value and contributory value to the land of the 860' of buried waterline from the well to the pivot point, now inventoried as an appraisable improvement for \$5,520.00, and all costs thereof, will be depreciated and reduced at the rate of \$920.00 per year for six (6) years commencing January 1, 2014, and ending December 31, 2019, at which time the 860' of buried waterline and all costs thereof will be fully depreciated, its appraised value and contributory value to the land will be zero and it will not be an appraisable improvement.

In order for anyone to be eligible to bid on a school land lease, they must be able to contract in accordance with Nebraska Law and have deposited with the County Treasurer of the County in which the land is located, or with a representative of the Board, a bank draft, cashier's check, certified check or money order made payable to the Board of Educational Lands and Funds, or cash, equivalent to the 2014 rental of said tract. Said rental deposit may be submitted at any time until the tract is announced "Sold".

If more than one qualified bidder is interested in a lease, it will be sold to the party bidding the highest cash bonus, in addition to the first year's rent, at the auction. Bonus bids must be paid to the Board of Educational Lands and Funds immediately following the auction. Bonus bids are a one-time payment which covers the entire term of the lease.

All sales of educational land leases at public auction are considered to be non-revocable offers, which shall become binding contracts only upon acceptance and approval following the sale by the Board of Educational Lands and Funds. Leases will be effective January 1, 2014, or upon acceptance and approval by the Board, whichever occurs later.

Leases will be issued only to those who sign the "Lease and Application" in person or through an Attorney-In-Fact who presents a Power of Attorney at the time of the auction. A sample Power of Attorney is available on the Board's website. Lease assignments submitted to the Board within 30 days of the auction will be processed without fee. The Board's standard form lease sets out the terms of the lease of the real estate to which this notice pertains; provided, however, any additional stipulations pertaining specifically to this real estate, which are included in this notice, shall be added to and become a part of the complete terms of the lease pertaining to this real estate. The Board's standard form lease may be inspected at the County Treasurer's office or on the Board's website and a copy, which includes any additional stipulations pertaining to this real estate, can be obtained by contacting the Board's Lincoln office or the Field Representative for this county named above.

The purchaser shall, within thirty days of the date of Board approval, pay the amount of the value of the improvements (and growing crops, if applicable) as stated above, to the County Treasurer of the County wherein the land is situated. If such payment is not made on time and in full, all payments made by the purchaser to the Board may be declared forfeited and a new lease or sale of the land may be authorized. All improvements affixed to the land which are not listed above are and shall remain owned by the School Trust. **No improvements shall be placed on the land by Lessee without the prior written approval of the Board; and any improvements made by Lessee without the prior written approval of the Board shall be permanently owned exclusively by the Board.**

All monies received by the Board's agents will be deposited subject to approval of the lease by the Board of Educational Lands and Funds. In the event a lease is not approved, the appropriate refunds will be issued.

All County Farm Service Agency information for the Board of Educational Lands and Funds is public information and is obtainable by contacting the local office.

Rental is subject to change by the Board semi-annually at any time during the term of the lease.

For further information contact:

BOARD OF EDUCATIONAL LANDS AND FUNDS

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